



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Yang Tree Removal and Replacement

Proposal Address: 4650 Somerset Ave SE

Proposal Description: The applicant requests a Critical Areas Land Use Permit for Vegetation Management within a steep slope critical area including the removal of 5 Douglas-fir trees and one madrone tree, and native plant restoration of the cleared area. Trees were removed without permission associated with enforcement action # 12-115692-EA.

File Number: 12-132936-LO

Applicant: Ashley (Xiao Hong) Yang & Jiaming Wang

Decisions Included: Critical Areas Land Use Permit
(Process II. LUC 20.30P)

Planner: Kevin LeClair, Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**

Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**

Carol V. Helland, Land Use Director
Development Services Department

Application Date: December 31, 2012
Notice of Application Publication Date: January 24, 2013
Decision Publication Date: May 16, 2013
Project/SEPA Appeal Deadline: May 30, 2013

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

**I. Vegetation Management Plan Performance Standards
LUC 20.25H.055.C.3.v.i**

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes ☒ or No ☐

Describe: **Plan Preparer's Name: Josephine (Chiung Chen) Lian**

Company: Lotus Landscape Design

Address: 4021 170th Ave SE, Bellevue, WA 98008

Phone: 425-753-3424

Email: lotuslandscapedesign@comcast.net

Statement of Qualifications: WA Licensed Landscape Architect # 905

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes ☒ or No ☐

Describe: **Existing site is on a steep slope area cover with a lot of native vegetation and ivy on the ground. These native trees are mostly evergreen Douglas Firs and some deciduous trees. There are some wildlife animals living here such as birds, squirrel, and raccoon. (Please see attachment A-1, A-2, & A-3)**

(2) A site history;

Yes ☒ or No ☐

Describe: **The total lot size is 13,725 sq.ft. and the house on this lot was built in 1968. It is a two story structure and square footage is 4,360. The existing owners purchased this lot in year 2011.**

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: **The Owner needs to plant some replacement plants on this site in order to provide erosion control to stabilize the slope, more privacy for owners, and more wildlife habitats for existing wild animals as well as still maintain the lake view value for neighbors.**

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: **The most sensitive features are the steep slope, on-site existing native plants and wildlife in the back yard.**

The best way to protect this sensitive area is planting native replacement plants to maintain the original eco-system in this area.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes ☒ or No ☐

Describe: **The soil in the back yard area is a combination of some loam, sand, gravel, and even stones. Water appears percolate to ground easily. Due to the steepness of the site there is some potential for surface soil erosion.**

The existing vegetation is mostly evergreen trees such as Douglas-fir, Pacific Madrone, and other deciduous trees like Bigleaf Maple. The ground is covered with English Ivy and some blackberry plants.

As to wildlife habitats, crows, woodpeckers, squirrels, raccoons, and some other small animals are often seen in this slope area. There are no habitat features that would indicate that the site contains habitat associated with species of local concern.

(6) Allowed work windows;

Yes ☒ or No ☐

Describe: **The owner plans to plant replacement trees and plants during spring, depending the issued date of the city's permit. Given the current dry conditions, the planting may be postponed until fall.**

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Yes ☒ or No ☐

Describe: **Please see the "Site Clearing and Grading Area Plan" as attachment " B"**

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Yes ☒ or No ☐

Describe: **Please see the "Tree Removal Plan" as attachment "C" for the details of the removal trees' species and location.**

Please see the "Tree replacement Plan" as attachment "D" for the replacement trees species and planting location.

These replacement trees will provide erosion control function to stabilize the steep slope situation. It will also be beneficial for wildlife habitat functions.

The owner plans to hire their gardener to plant these new native plants and also to check on their survival every month to ensure these plants grow successfully in this natural area for three years.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or No ☒

Describe: **The limited amount of tree removal is not expected to in an impact to habitat associated with species of local importance.**

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes ☐ or No ☒

Describe: **The plan calls for the installation of new, native trees and shrubs, which, when established, will provide suitable replacement of habitat functions on the site.**

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☐ or No ☒

If yes, describe: **The owner did not report the existence of any neighborhood covenants. However, the city is aware that the Somerset Community Association does abide by view covenants. The existence of these covenants was not a factor in the review of this proposal.**

II. Public Notice and Comment

Application Date:	December 31, 2012
Public Notice (500 feet):	January 24, 2013
Minimum Comment Period:	February 7, 2013

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on January 24, 2013. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

IV. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and
Yes ☒ or No ☐
Describe: **The proposal is required to obtain a clearing and grading in critical areas (GH) permit prior to commencing work under this proposal. A permit has been applied for and is currently in-review with the City of Bellevue Development Services Department. The permit number is 12-132937-GH.**
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
Yes ☒ or No ☐
Describe: **The best available design and development technique resulting in the least impact to the critical area is to replace the lost trees with new, native trees and shrubs. The applicant is proposing to install these plants as soon as possible.**
- C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
Yes ☒ or No ☐
Describe: **As discussed in Section I, the proposal has demonstrated compliance with the performance standards for vegetation management within a critical area.**
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
Yes ☒ or No ☐
Describe: **The site is currently served by adequate public facilities. The proposal will not increase the need for public facilities on the site.**

- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Yes ☒ or No ☐

Describe: **The proposal does included a restoration plan that proposes to install a minimum of 5 Shore Pine, 5 Vine Maple and 5 Pacific Rhododendron. The proposal also includes monitoring of the new plantings for a period of 3 years.**

- F. The proposal complies with other applicable requirements of this code.

Yes ☒ or No ☐

Describe: **Demonstration of compliance with the other applicable requirements of the Bellevue City Code will be completed under the review of the required clearing and grading permit.**

V. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the vegetation management plan within the steep slope critical area at the 4650 Somerset Ave SE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VI. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	Kevin LeClair, 425-452-2928
Noise Control- BCC 9.18	Kevin LeClair, 425-452-2928

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Restoration for Areas of Temporary Disturbance: A restoration plan is required to be submitted for review and approval by the City of Bellevue prior to the issuance of the Clearing and Grading Permit. The plan shall include documentation of existing site conditions and shall identify the restoration measures to return the site to its existing conditions per LUC 20.25H.220.H. The plan shall also include standards for performance monitoring for a period of at least three years.

The restoration plan shall contain, at a minimum the following species and quantities of native plants: 5 Shore Pine; 5 Vine Maple; and 5 Pacific Rhododendron. Substitutions may be made, with prior approval from the City of Bellevue.

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

2. Rainy Season restrictions: Due to the proximity to steep slope critical area, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A,
Reviewer: Janney Gwo, Clearing and Grading

3. Pesticides, Insecticides, and Fertilizers: The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H
Reviewer: Kevin LeClair, Land Use

4. Noise Control: Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Kevin LeClair, Land Use

12-132937-LO

Vegetation Management Plan
(Revised June 8, 2012)

Reviewed by:
Kevin LeClair
5-6-13

Property Owner: Ashley (Xiao Hong) Yang & Jiaming Wang

Site Address: 4650 Somerset Ave SE, Bellevue, WA 98006

Owner's Contact Information: (C) 425-445-4189 e-mail: ashley.yang@gmail.com

(A) The individual preparing the Vegetation Management Plan must be a qualified professional?

Plan Preparer's Name: Josephine (Chiung Chen) Lian

Company: Lotus Landscape Design

Address: 4021 170th Ave SE, Bellevue, WA 98008

Phone: 425-753-3424

Email :lotuslandscapedesign@comcast.net

Statement of Qualifications: WA Licensed Landscape Architect # 905

City of Bellevue Staff Use Only

The vegetation management plan was prepared by a qualified professional. Yes ☒ or No ☐

(B) The Vegetation Management Plan must include the following:

(1) A description of existing site conditions, including existing critical area functions and values;

Existing site is on a steep slope area cover with a lot of native vegetation and ivy on the ground. These native trees are mostly evergreen Douglas Firs and some deciduous trees. There are some wildlife animals living here such as birds, squirrel, and raccoon. (Please see attachment A-1, A-2, & A-3)

City of Bellevue Staff Use Only

The vegetation management plan describes the existing conditions. Yes ☒ or No ☐

(2) A site history;

The total lot size is 13,725 SQFT and the house on this lot was built in 1968. It is a two story structure and square footage is 4,360. The existing owners purchased this lot in year 2011.

City of Bellevue Staff Use Only

The vegetation management plan describes the site history. Yes ☒ or No ☐

(3) A discussion of the plan objectives;

1. The Owner needs to plant some replacement plants on this site in order to provide erosion control to stabilize the slope, more privacy for owners, and more wildlife habitats for existing wild animals as well as still maintain the lake view value for neighbors.

City of Bellevue Staff Use Only

The vegetation management plan discusses the plan's objectives. Yes ☒ or No ☐

(4) A description of the most sensitive features on the property;

The most sensitive features are the steep slope, on-site existing native plants and wildlife in the back yard.

The best way to protect this sensitive area is planting native replacement plants to maintain the original eco-system in this area.

City of Bellevue Staff Use Only

The vegetation management plan describes the most sensitive features of the property and how those features will be protected. Yes ☒ or No ☐

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

The on-site soil texture in the back yard area is combining with some loam, sand, gravel, and even stones which allow water to percolate to ground easily. However, due to the dense existing vegetation covered on surface, the soils are mostly carried with moisture. The existing vegetation in the back yard area is mostly evergreen trees such as Douglas Fir, Pacific Madrone, and some other deciduous trees like Maple. On the slope, the ground is covered with Ivy and some wild berry plants. As to wildlife habitats, crows, woodpeckers, squirrels, raccoons, and some other small animals are often seen in this slope area.

City of Bellevue Staff Use Only

The vegetation management plan identifies the soils, existing vegetation and habitat associated with

species of local importance. Yes ☒ or No ☐

(6) Allowed work windows;

The Owner plan to plant these replacement plants during Spring season, probably in March or April depending the issued date of the city's permit.

City of Bellevue Staff Use Only

The vegetation management plan describes the allowed work windows when the proposed vegetation management will take place. Yes ☒ or No ☐

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Please see the "Site Clearing and Grading Area Plan" as attachment " B"

City of Bellevue Staff Use Only

The vegetation management plan includes narrative describing the area proposed for vegetation management or a site plan that illustrates the area to be managed. Yes ☒ or No ☐

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Please see the "Tree Removal Plan" as attachment "C" for the details of the removal trees' species and location.

Please see the "Tree replacement Plan" as attachment " D" for the replacement trees species and planting location.

These replacement trees will provide erosion control function to stabilize the steep slope situation. Also it will provide good living environment for wildlife habitats.

The Owner will hire gardener to plant these new native plants and also check on their growing situation every month to ensure these plants grow successfully in this natural area for three years.

City of Bellevue Staff Use Only

The vegetation management plan includes a narrative describing the management prescriptions that will be implemented and a site plan that illustrates the conceptual location of vegetation removal and installation. The vegetation management plan also includes maintenance and monitoring provisions.

Yes ☒ or No ☐

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or No ☒

City of Bellevue Staff Use Only

The proposed tree removal results in significant impact to species of local importance. Yes ☐ or No ☒

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes ☐ or No ☐

If impacts are expected and functions proposed for replacement, a wildlife habitat professional should review the proposed management plan and offer recommendations.

City of Bellevue Staff Use Only

A qualified habitat professional has reviewed the proposed vegetation management plan and offered recommendations to replace impacts to habitat for species of local importance. Yes ☐ or No ☒

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

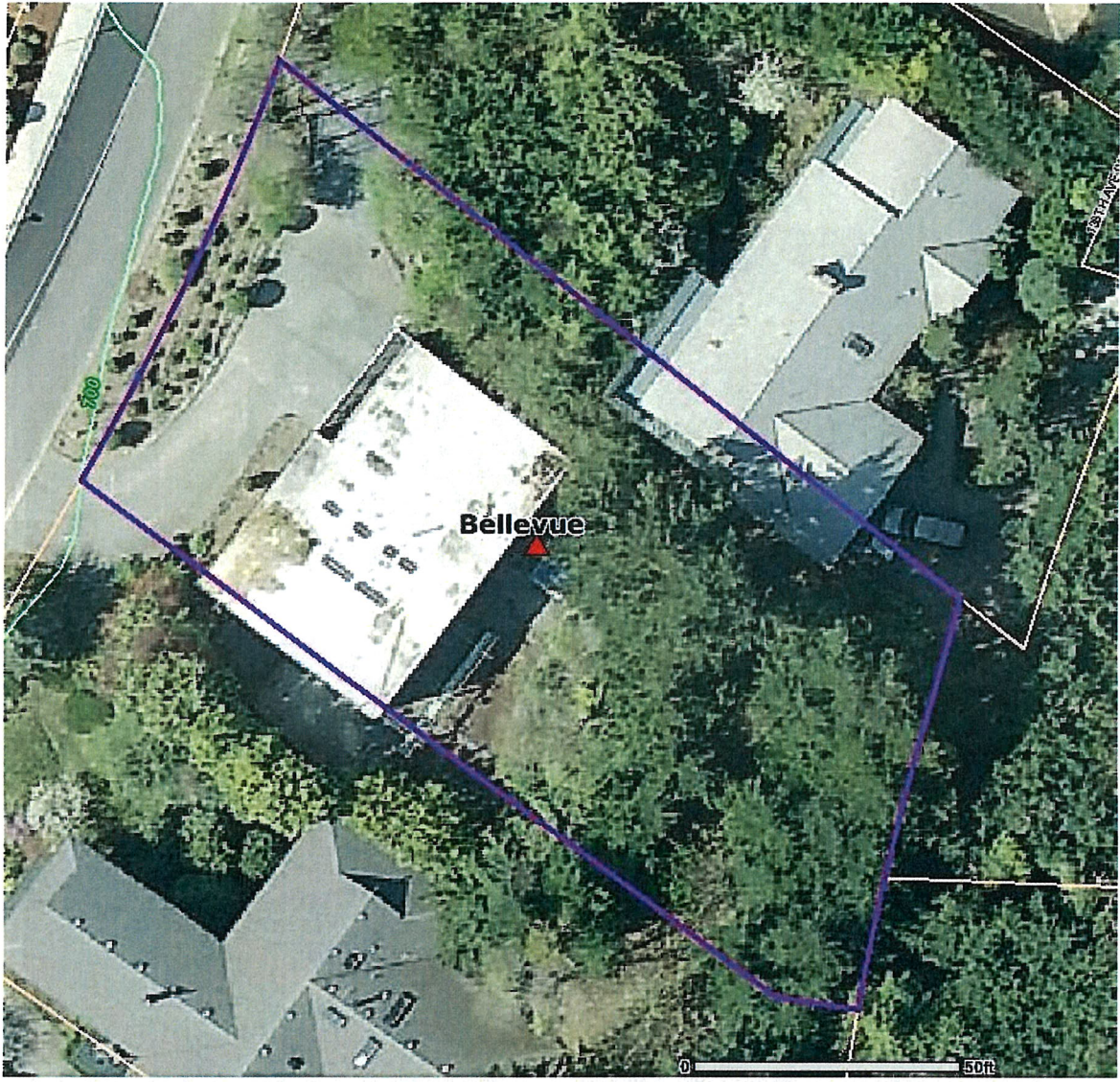
(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☐ or No ☒

If yes, describe:

City of Bellevue Staff Use Only

Bellevue Staff Reviewer: Kevin L. B. Date of Review: 5-6-13



(Source from: King County I-Map)

Site Aerial Photo

(Attachment A-1)



Existing Site Picture -1



Existing Site Picture -2

(Attachment A-2)



Existing Site Picture -3



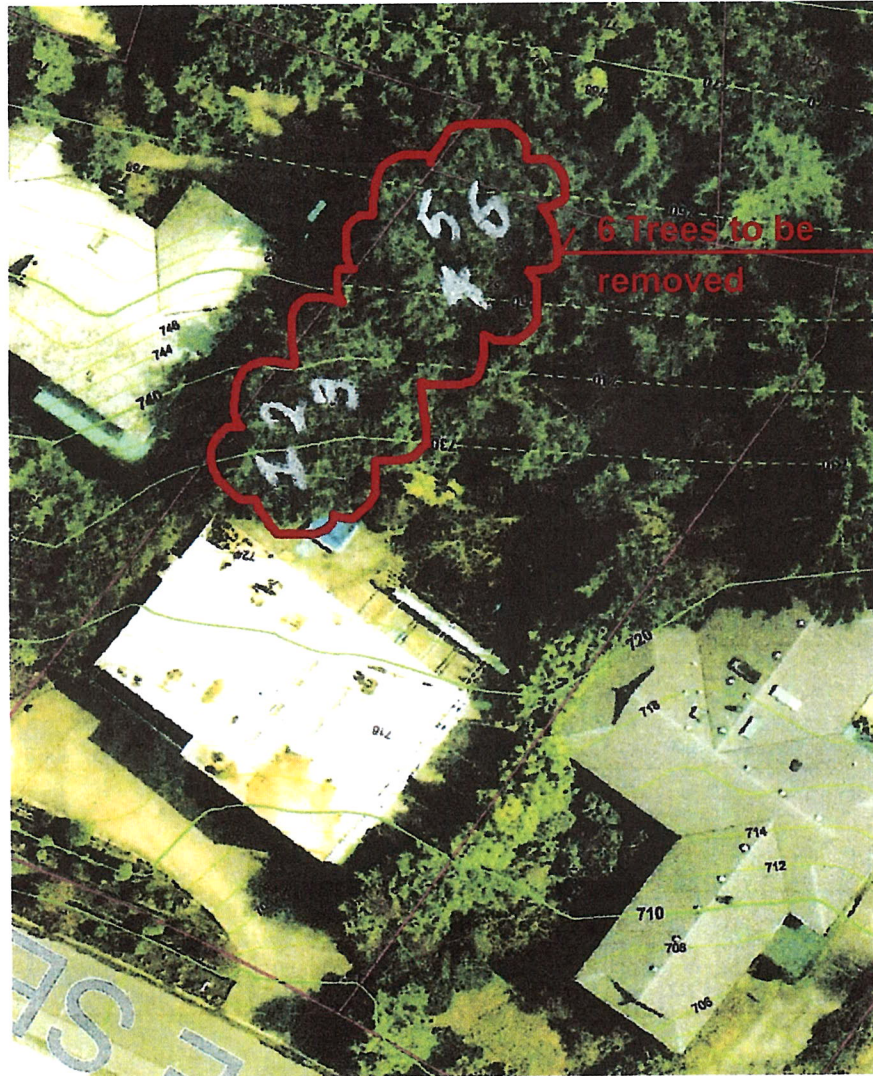
Existing Site Picture -4

(Attachment A-3)



Site Clearing and Grading Area Plan

(Attachment B)



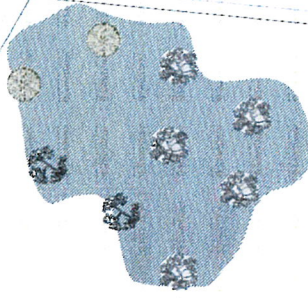
Tree Removal Plan

Removed Trees		
Tree #	Species	Diameter
1	Douglas Fir	10"
2	Pacific Madrone	8"
3	Douglas Fir	18.5"
4	Douglas Fir	25.5"
5	Douglas Fir	15.5"
6	Douglas Fir	20"

(Attachment C)

4650 Somerset AVE SE, Bellevue, WA 98006
re-Planting plan

Removed Trees		
Tree#	Species	Diameter
1	Douglas-fir	10"
2	Pacific Madrone	8"
3	Douglas-fir	18.5"
4	Douglas-fir	25.5"
5	Douglas-fir	15.5"
6	Douglas-fir	20"



Vine Maple

Shore Pine

pacific rhododendron

Name	Quantity	size	spacing	comments
Vine Maple	5	3-5 Gallon	8 feet	2 down level, 5 upper level
Shore Pine	5	3-5 Gallon	8 feet	2 down level, 2 upper level
pacific rhododendron	5	3-5 Gallon	9 feet	2 down level, 2 upper level

Attachment "D"

BACKGROUND INFORMATION

Reviewed under Bellevue
file # 12-132936-LO
Reviewer: Kevin LeClair
425-452-2928
kleclair@bellevuewa.gov

Property Owner: XIAOHONG YANG

Proponent: XIAOHONG YANG

Contact Person: XIAOHONG YANG

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 4650 Somerset AVE SE, Bellevue, WA 98006

Phone: (425) 445-4189

Proposal Title: re-Planting plan (WANG & YANG's Property)

Proposal Location: 4650 Somerset AVE SE, Bellevue, WA 98006
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: 6 trees were removed, and planning to remove two more bad condition trees, the plant new trees back.
2. Acreage of site: 0.1
3. Number of dwelling units/buildings to be demolished: none
4. Number of dwelling units/buildings to be constructed: none
5. Square footage of buildings to be demolished: none
6. Square footage of buildings to be constructed: none
7. Quantity of earth movement (in cubic yards): none
8. Proposed land use: plant trees
9. Design features, including building height, number of stories and proposed exterior materials: n/a
10. Other n/a

Estimated date of completion of the proposal or timing of phasing: Summer 2013 or earlier
(Pending permit)

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

no

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

it's a slope.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No, it's not pending for other proposals.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☐ Flat ☐ Rolling ☐ Hilly ☒ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)? *30%*

*Slopes are in excess of 40%
and are considered a geologic
hazard critical area.*

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

clay, gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

no.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

to replant trees back.

of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

no.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

zero.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

n/a

There is very little chance for erosion because the only ground disturbance will be from planting of new native plants.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

there may be some dust when planting the trees.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

no.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

n/a

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

none

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

no

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

n/a

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

no

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

no.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

no

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

no

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

we are going to plant trees back and do not change the current runoff.

(2) Could waste materials enter ground or surface waters? If so, generally describe.

no

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

n/a

4. Plants

a. Check or circle types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☐ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

English Ivy

c. List threatened or endangered species known to be on or near the site.

none

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

☒ Birds: hawk, heron, eagle, songbirds, other:

☐ Mammals: deer, bear, elk, beaver, other:

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

none

c. Is the site part of a migration route? If so, explain.

no

d. Proposed measures to preserve or enhance wildlife, if any:

n/a

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

n/a

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

no

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

n/a

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

none

(1) Describe special emergency services that might be required.

none

(2) Proposed measures to reduce or control environmental health hazards, if any.

n/a

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

none

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

none

- (3) Proposed measures to reduce or control noise impacts, if any:

n/a

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

my backyard

- b. Has the site been used for agriculture? If so, describe.

no

- c. Describe any structures on the site.

none

- d. Will any structures be demolished? If so, what?

no

- e. What is the current zoning classification of the site?

residential

- f. What is the current comprehensive plan designation of the site?

none

- g. If applicable, what is the current shoreline master program designation of the site?

n/a

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

no

- i. Approximately how many people would reside or work in the completed project?

my family

- j. Approximately how many people would the completed project displace?

zero

- k. Proposed measures to avoid or reduce displacement impacts, if any:

n/a

- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

n/a

9. Housing

Zoning is R-3.5
Comp Plan designation is SF-M
or Single-Family Medium Density.
The site is also within the critical
areas overlay due to steep slope.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

n/a

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

n/a

- c. Proposed measures to reduce or control housing impacts, if any:

n/a

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

n/a

- b. What views in the immediate vicinity would be altered or obstructed?

n/a

- c. Proposed measures to reduce or control aesthetic impacts, if any:

n/a

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

n/a

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

n/a

- c. What existing off-site sources of light or glare may affect your proposal?

n/a

- d. Proposed measures to reduce or control light or glare impacts, if any:

n/a

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

none

- b. Would the proposed project displace any existing recreational uses? If so, describe.

no

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

n/a

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

no

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

no

- c. Proposed measures to reduce or control impacts, if any:

n/a

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

n/a

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

no, 1 mile

- c. How many parking spaces would be completed project have? How many would the project eliminate?

n/a

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

no

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

no

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

n/a

- g. Proposed measures to reduce or control transportation impacts, if any:

no

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

no

- b. Proposed measures to reduce or control direct impacts on public services, if any.

n/a

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

no

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

no

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature.....Xiaohong Yang.....

Date Submitted.....12/28/2012.....

Vicinity Map - 12-132936-L0 - Yang Tree

